

## Woodstock Conservation Commission Development Review Committee meeting minutes

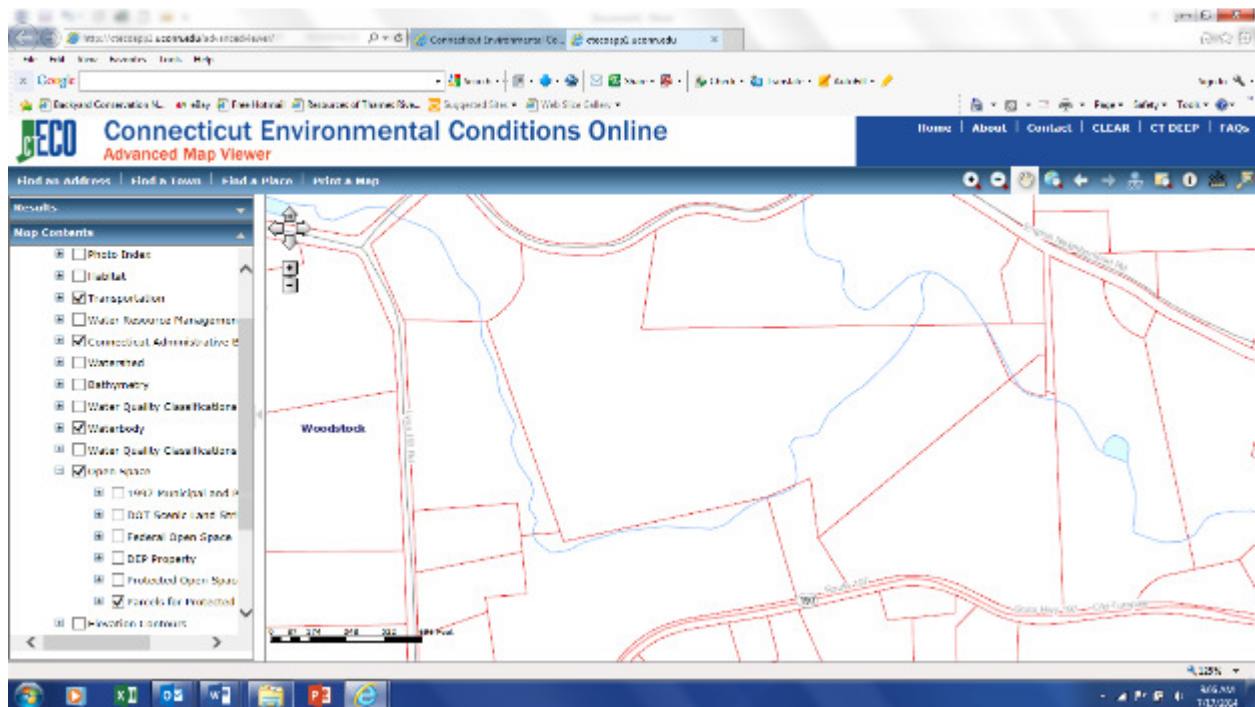
July 15, 2014

Members in attendance: Jean Pillo, Lee Wesler, Jim Kaeding

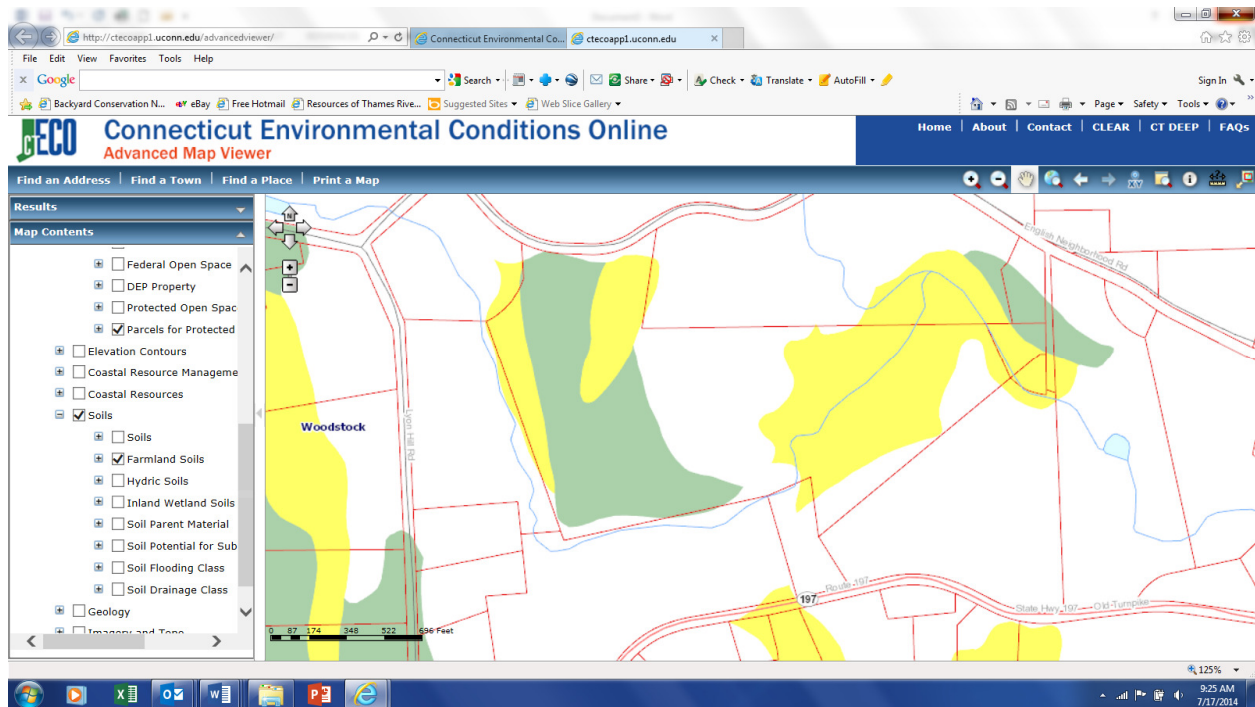
The Woodstock Conservation Commission Development Review Committee met to review a proposed re-subdivision of Lot 5169 15 16 located at 224 English Neighborhood Road. The lot is approximately 44 acres in size with one existing home in the northwest corner of the lot. The landowner, David Copeland, proposes to split off approximately 3.6 acres of this lot that is currently in agricultural use to create a second house lot. The applicant also proposes to place a conservation easement on 29.7 acres in the rear of the lot to satisfy the Town of Woodstock's open space set aside requirement.

### Existing lot conditions:

The existing lot is in the Putnam Public Water Supply Watershed Area. The land slopes towards English Neighborhood Brook along a portion of its western and southern boundary before the brook takes a northerly turn through the property.



The lot contains prime agricultural soils and agricultural soils of statewide importance. Some of the soils of other statewide importance are also categorized as wetland soils associated with English Neighborhood Brook on the eastern side of the lot. The applicant states that approximately 10 acres of the land is currently in agricultural use. In addition to this lot, an aerial view of the property indicates that neighboring parcels are also being utilized for agriculture.



In addition to the approximate 10 acres of land that is in agricultural use, an additional 10 acres of the land has been cleared and may or may not be in agricultural use.

The property contains old stone walls.

### Conservation Priorities

Preserve the water quality in English Neighborhood Brook.

Preserve the agricultural potential of the Prime agricultural Soils and Agricultural Soils of Statewide Importance.

Preserve the Woodstock's rural character by preserving old stone walls rural streetscapes.

### Recommendations:

Minimize impervious cover in any new developed areas. The request to waive the requirement for a shared driveway and allow the new proposed houselot to use an existing barway access for a new driveway access to the property would result in less disturbance of the land and less impervious cover. Site line requirements would need to be reviewed by the appropriate authority.

Utilize Low Impact Development strategies as outlined in the 2011 appendix to the 2004 Connecticut Stormwater Quality Manual. The goal should be no increased runoff from the developed portions of the land.

Loss of a 3.6 acre productive agricultural field contributes to the erosion of productive farmland in town, but the trade off is the permanent protection of the agricultural land that will be preserved under a conservation easement. The permanent protection of agricultural soils is compatible with A Plan of Open Space and Conservation.

The easement language needs to address access to the land as it appears to be through the driveway of the existing home on the property once the new lot is developed. This arrangement may not be acceptable in the future and may inadvertently lead to the loss of additional agricultural potential.

Easement language must include provisions for easement monitoring. Without paid staff for easement monitoring, the Conservation Commission recommends the easement be written in favor of a local land trust.

An approved Erosion and Sediment Control Plan should be required for the new lot prior to any disturbance of the soil.

If the cleared land on the eastern side of the property is utilized for agriculture, use Best Management Practices to prevent soil erosion and polluted runoff from draining into English Neighborhood Brook. The USDA Natural Resources Conservation Service or the Eastern Connecticut Conservation District are excellent resources for agricultural best management practices.

Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by other town commissions during their review of the same property.

Meeting minutes prepared by Jean Pillo. These minutes are not official until approved by the entire Conservation Commission at their next scheduled meeting.